



## 2318 17 Street Calgary Alberta

\$427,000

Have you been squawking about RETIREMENT? FLAPPING YOUR WINGS with frustration and dive bombing your REALTOR to find you a NEST? KA-KAW ! My feathered friend--SWOOP IN ON THIS-- reasonably priced BUNGALOW VILLA style condominium with an ATTACHED GARAGE (17'10"x10'3") on the edge of INGLEWOOD'S PIN-DROP-QUIET BIRD SANCTUARY! NO LARK, this 1008 ft<sup>2</sup>, 2 BEDROOM, 2 BATH villa style condo has: GRANITE ISLAND KITCHEN, 'PEARL' WHITE floor-to-ceiling cabinetry, stainless appliances, IN-FLOOR HEAT, HARDWOOD floors, TILE ACCENT WALL/GAS FIREPLACE, separate laundry room (SxS front loading W+D), PRIVATE WEST FACING PATIO (across from the community association and community garden), CALIFORNIA CLOSET cabinets/drawer system inside the garage (\$7000), 2 extra parking stalls on the front driveway for visiting CHICKS. One of the bedrooms with french doors is currently being used as a den. Next door to a small park and tennis courts. One lucky 'EARLY BIRD' will put this feather in their cap before heading down south for the winter -- DON'T BE A CHICKEN AND CALL YOUR REALTOR TODAY! (id:6769)

Primary Bedroom 11.00 Ft x 11.00 Ft

4pc Bathroom Measurements not available

Dining room 8.83 Ft x 6.92 Ft

Living room 12.92 Ft x 9.75 Ft

Other 11.08 Ft x 10.33 Ft

Bedroom 12.75 Ft x 8.67 Ft

4pc Bathroom Measurements not available

Laundry room 5.42 Ft x 3.33 Ft

Other 7.17 Ft x 6.17 Ft

Listing Presented By:



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